

PLACER COUNTY PLANNING DEPARTMENT - FEE SCHEDULE

Effective July 1, 2008

Type of Application				Application Fee	PCTPA Fee	FALUC Fee
Additional Building Site				\$625		
Admin. Approval of Antenna (Section 17.56.060F)				\$565		
Admin. Approval (Section 17.60.105)				\$125		
Admin. Review Permit				\$565		
SFD/Small Collection/Recycling Facility/Private Kennel/Cattery				\$55		
Ag. Preserve (New)				\$895		
Ag. Preserve (Split)				\$1,105		
Amend. Map/Certificate of Correction						
Subdivision*				\$1,310 deposit		
Parcel Map				\$700		
Appeals				\$495		
Avalanche Appeals				\$405		
Certificate of Compliance				\$700		
Conditional Use Permit*	1/3= \$1,235*	2/3= \$2,470*	40%=\$1,500 EOT*	\$3,745 deposit	\$35	\$150
Design Review (See "Design Review Application Fees")						
Type A&B*	1/3 fee = \$1,230	2/3 fee = \$2,460	40% = \$1,490	\$3,730 deposit		
Type C*	1/3 fee = \$580	2/3 fee = \$1,160	40% = \$705 EOT	\$1,760		
Type D	1/3 fee = \$230	2/3 fee = \$460	40% = \$280 EOT	\$695		
Single Family Dwelling				\$210		
Commercial Remodel				\$1,065		
Conceptual Review				20% of current <u>base</u> fee		
Development Agreement*				\$3,350 deposit		\$250
Environmental Questionnaire				\$6,385	\$35	\$60
EQ Minor/Modification (See "Definitions")				\$3,195	\$35	\$60
Notice of Determination for Negative Declaration (with Fish & Game Fee)				\$1,926.75		
Environmental Impact Report*				\$8,135	\$150	\$400
Notice of Preparation *				\$775		\$55
Addendum EIR*				\$4,405	\$150	\$300
Reprocessed EIR*				\$5,530	\$150	\$300
Notice of Determination for EIR (with Fish & Game Fee)				\$2,656.75		
Exemption Verification				\$25		
Extension of Time (<i>Excludes EQ's</i>)				40% of current <u>base</u> fee		
General Plan Amendment*				\$3,350 deposit	\$150	\$400
GPA Combined with Rezoning*				\$3,800 deposit	\$150	\$300
Minor Boundary Line Adjustment				\$815 per adjustment		
Parcel Map		40% = \$510 EOT (don't include # of lots)		\$1,275 per resulting lot	\$35	\$150
Revised Tentative Map/Modification				\$205		
Minor Use Permit (See "Definitions")						
Type A*	1/3 base fee = \$925	2/3 base fee = \$1,850	40% = \$1,120 EOT	\$2,800	\$35	\$150
Type B*	1/3 base fee = \$625	2/3 base fee = \$1,255	40% = \$760 EOT	\$1,900	\$35	\$150
Type C*	N/A	2/3 base fee = \$1,230	40% = \$745 EOT	\$1,865	\$35	\$150
Notice of Exemption				\$50		
Outdoor Event Permit - Temporary				\$405		
Park Fees		Single Family Dwelling		\$3,855		
(SEE DEFINITIONS)		Multi-Family/Second Dwelling/Mobile Home		\$2,805		
		Age-Restricted		\$2,540		
		Subdivision		\$615 per lot		
Rafting Permit				\$7,525		
Pre-Development Meeting – Mandatory or Requested				\$1,065		
Reapplication within one year of permit expiration				1/3 of current <u>base</u> fee		
Rezoning/Zoning Text Amendment*				\$2,855 minimum fee/deposit	\$150	\$250
Sign Permit				\$100		
Specific Plan or Specific Plan Modification*				\$53,250 minimum fee/deposit	\$70	\$200

* Major Projects will be processed at cost. See Definition two on page 2.

Subdivision Tentative Map*				
Sewer (including resubdivision)	40% = \$515 (EOT)*	\$1,290 + \$105 per lot /deposit	\$150	\$400
Septic (including resubdivision)	40% = \$515 (EOT)*	\$1,290 + \$205 per lot/deposit	\$150	\$400
Modification		\$1,310 minimum fee/deposit	\$150	\$400
Subpoena fee - deposit (See "Definitions")		\$185 deposit		
Temporary Outdoor Event		\$405		
Tree Permit (Minor)		\$25		
Variance	2/3 fee = \$840 (Modif) 40% = \$510 (EOT)	\$1,275	\$35 (other)	\$60 (other)
Voluntary Merger		\$120		

DEFINITIONS

1. **PCTPA and FALUC fees:** Review fee for projects within Airport Overflight Zones. These fees are processed as a separate check made payable to the appropriate entity. *The Placer County Transportation Planning Agency (PCTPA) handles the Auburn, Lincoln, and Blue Canyon Airports. The Foothill Airport Land Use Commission (FALUC) handles the Truckee Airport.*
2. A **Major Project** is defined as a residential project of 5 or more units, a commercial/industrial/recreational project of 10 acres or greater, new construction in excess of 10,000 square ft, any project undergoing an EIR, Conditional Use Permits, Design Review A & B, Development Agreements, General Plan Amendments, Rezoning, Zoning Text Amendments, Specific Plans, or Subdivision Tentative Maps. A minimum deposit is required equal to the base fee for the necessary entitlements. Additional costs determined by actual hours spent reviewing the project. Charges are initiated upon filing of the first environmental document and conclude upon recording of a final map or obtaining a building permit.
3. The **Subpoena fee** is a deposit pursuant to Cal. Gov. Code §68096.1, the actual amount may vary, depending on the length of time the County employee is required to prepare for and attend the proceeding.
4. **Combined Applications** may be entitled to special fees (see "Combining Application Fees").
5. A **Minor Modification** is a proposed modification determined by the Planning Director to not be a substantial change in the proposed project or conditions (e.g., a second residential unit (adding square footage), and possibly changing a condition on an approved project.
6. **Parks Fee** may be reduced based on credit for previously paid fees - contact the Planning Department for specific information.

MINOR USE PERMIT DEFINITIONS

MUP TYPE "A" - \$2,800 (< 10 acres and < 10,000 square feet)

Auto, mobile home, vehicle & parts sales	Campground	Child daycare center
House of Worship	Clothing products	Concrete, gypsum, plaster products
Elec./electronic equipment, instruments	Fast food restaurant	Food products
Furniture and fixture manufacturing	Glass products	Harbor facility and marina
Hotel and motel	Lumber and wood products	Machinery manufacturing
Medical services - hospital/extended care	Metal products fabrication	Multi-family dwellings (21 or more)
Office	Outdoor commercial recreation	Outdoor retail sales (see MUP Type C)
Paper products	Park, playground, golf course	Paving materials
Plastic and rubber products	Printing and publishing	Retail store, general merchandise
	Service station	Shopping center (up to 5 acres)
School:	Shopping center (5-10 acres)	Stone and cut stone products
Elementary	Storage yard and sales lot	Storage, mini-storage facility
Secondary	Structural clay and pottery products	Textile and leather products
Specialized education & training	Transit station and terminals	Warehouse
Wholesale and distribution		

MUP TYPE "B" - \$1,900 (< 10 acres and < 10,000 square feet)

Agriculture processing	Antennas, communication facility	Bank and financial service
Bed and breakfast lodging	Broadcasting studio	Business support service
Commercial kennel and animal boarding	Community center	Construction contractor
Drive-in and drive-thru sales	Drive-in and drive-thru services	Farm equipment and supply sales
Fuel and ice dealer	Furniture, furnishings, equipment store	Golf driving range
Laundry and dry cleaning plant	Library and museum	Medical services - clinic and laboratory
Medical services - vet clinic, hospital	Membership organization facility	Multi-family dwellings (20 or less units)
Personal services	Plant nursery - retail	Plant production plus (accessory sales)
Public safety facility	Public utility facility	Recreation and fitness center
Repair/maintenance - consumer products	Residential care home (7 or more)	Restaurant and bar
Rural recreation	Small-scale manufacturing	Temporary event
Vehicle storage		

MUP TYPE "C" - \$1,865 (< 10 acres and < 10,000 square feet)

Accessory bldg and uses (Sec. 17.56.020)	Animal raising and keeping uses	Caretaker and employee housing
Commercial vehicle storage - 1 vehicle	Equestrian facility	Farm labor housing
Hardship mobile home (Sec. 17.56.290)	Home occup. - fire arms (17.56.120B1)	Hunting and fishing cabin
Off-premise comm'l/ind. sign (17.54.190)	Outdoor retail sales when occupying an	Office - temporary (Sec. 17.56.300)

Outdoor eating (Sec. 17.56.190)	area no more than 10% of the floor area	Outdoor retail sales (Sec. 17.56.160)
Plant production (over 5 acres)	of a commercial bldg on the same site	Reconstruct non-conforming use (fire,etc)
Repair & maintenance accessory to sales	Roadside stand for agric. products	Repair & maintenance - vehicle
Residential accessory uses	Storage of petroleum products (onsite use)	Storage, accessory - resid. (Sec. 17.56.250)
Temporary dwelling (Sec. 17.56.280)	Temporary off-site subdivision sign (Sec. 17.54.170)	

The following uses may be processed as a **Minor EQ**:

- Outdoor sales - dining (existing restaurant)
- Commercial or industrial establishment (existing developed area - Master Plan already approved)
- Modif. of previously approved entitlement (e.g. tentative map, CUP)
- Down-zone to Open Space
- Conversion to timeshare or condominiums (existing building)
- Grading permit when not categorically exempt from CEQA
- EQ re-submittal (when project returns within one year of its withdrawal, or expired permits)
- Parcel maps
- Variance to number of signs permitted
- Variance to sign size and height

DESIGN REVIEW APPLICATION FEES

The following definitions apply to Design Review projects:

<u>Type A:</u>	Commercial building - 35,000 s.f.+
At-cost	Industrial building, multi-family residential, institutional uses - 100,000 s.f.
<u>Type B:</u>	Commercial building - 10,000 to 34,000 s.f.
At-cost	Industrial building, multi-family residential, institutional uses - 20,000 to 99,999 s.f.
<u>Type C:</u>	Commercial building - 2,500 to 9,999 s.f.
\$1,760	Industrial building, multi-family residential, institutional uses - 5,000 to 9,999 s.f.
	Commercial and industrial uses without buildings which occupy 40,000 s.f.+
<u>Type D:</u>	Commercial building - 0 to 2,499 s.f.
\$695	Industrial building, multi-family residential, institutional uses - 0 to 4,999 s.f.

MODIFICATIONS:

Minor Modification = 1/3 of current base fee

A Minor Modification is a proposed modification determined by the Planning Director to not be a substantial change in the proposed project or conditions.

Major Modification = 2/3 of current base fee

Single Family Dwelling: \$215

Commercial Remodel: Total work costs of less than 50% of the value of the existing structures.
\$1,035

COMBINING APPLICATION FEES

TYPE OF APPLICATION:

(ARP)	Administrative Review Permit	(MUP)	Minor Use Permit
(MLD)	Parcel Map	(VAA)	Variance

Typical Combinations

MUP, VAA
MLD - Any two processes above (ARP,MUP,VAA)
ARP, VAA

Application Fee

One fee, whichever is greater
One fee, whichever is greater
One fee, whichever is greater

Note: Where multiple applications for the same type of permit are requested on two or more adjoining parcels, or where the same use is proposed on multiple parcels which are not in close proximity (e.g. setback variance applications on three adjacent parcels where the circumstances are identical or cellular antennae installations at several different locations throughout the County), the Planning Director is provided by this section with the authority to determine an appropriate combination of application filing fees rather than a separate filing fee for each application.